RE: Final Environmental Assessment (EA) for Richards Development Company's Richards Pit Amendment Application to Extend the Date of Final Reclamation

To All Interested Parties:

In response to the public notice and Draft EA that DEQ issued in January 2008 on this proposal, DEQ received a few public comments regarding the application of private covenants to the property on which the operation is located. DEQ has addressed these comments in the enclosed copy of the Final EA, which is also available at http://www.deq.mt.gov/ea/opencut.asp.

If any person wishes to challenge DEQ on the Final EA for this proposed amendment to Richards Development Company's Richards Pit amendment application, he or she may do so as follows. The Montana Environmental Policy Act, which provides for the legal authority and basis for the preparation of EA's and environmental impact statements by state agencies, states at 75-1-201(6), MCA: "A challenge to an agency action under this part may only be brought against a final agency action and may only be brought in district court or in federal court, whichever is appropriate. Any action or proceeding challenging a final agency action alleging failure to comply with or inadequate compliance with a requirement under this part must be brought within 60 days of the action that is the subject of the challenge."

DEQ has determined that Richards Development Company's Richards Pit amendment application is in compliance with the applicable provisions of the Opencut Mining Act and its pursuant rules. Therefore, DEQ is concurrently approving this amendment application.

Regarding DEQ approval of the amendment application, the Opencut Mining Act at 82-4-427, MCA provides: "(1) A person whose interests are or may be adversely affected by a final decision of the department to approve or disapprove a permit application and accompanying material or a permit amendment application and accompanying material under this part is entitled to a hearing before the board [of Environmental Review] if a written request stating the reasons for the appeal is submitted to the board within 30 days of the department's decision. …(4) The contested case provisions of the Montana Administrative Procedure Act, Title 2, chapter 4, part 6, apply to a hearing held under this section." Requests for a hearing under this provision must be submitted to: Secretary; Board of Environmental Review; P.O. Box 200901; Helena, MT 59620-0901.

Please contact Rod Samdahl in DEQ's Kalispell office (755-8985, Ext. 101 or rsamdahl@mt.gov) or me if you have any questions.

Sincerely,

Neil Harrington, Chief Industrial and Energy Minerals Bureau

Phone: (406) 444-4973 Fax: (406) 444-1923

E-mail: neharrington@mt.gov

NH/nh Enclosure

DEPARTMENT OF ENVIRONMENTAL QUALITY OPENCUT MINING PROGRAM

FINAL SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT March 11, 2008

Proponent: Richards Development Company

Site Name: Richards Pit

Legal: S2 NE4 Section 14, T16N, R15W

County: Missoula Permit #: 00524

Type and Purpose of Action: The applicant has proposed to extend the date of final reclamation from the year 2030 to 2060, an additional 30 years. This extension would not increase the volume of material that can be removed from the site, nor would any other changes be made to this mining permit. The life of the mine would be extended, but all other aspects of the operation would remain the same. The attached map below shows the existing boundaries of the permit and the approximate contours of the site at the time of final reclamation.

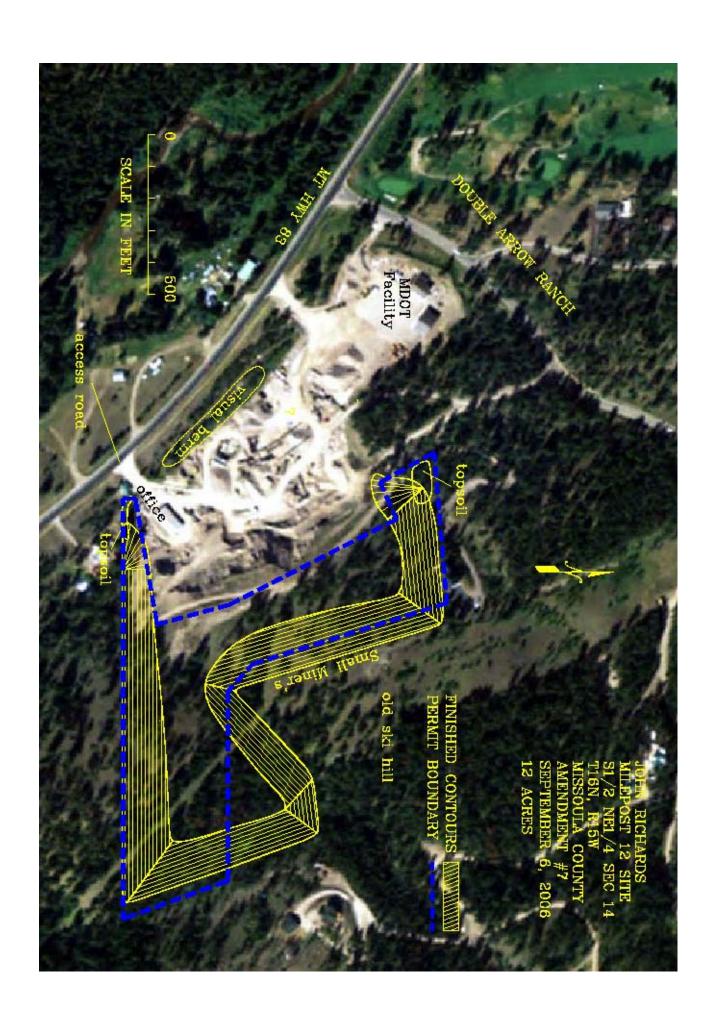
Potential Impacts and Mitigation: It is expected that impacts associated with this proposal will mimic those identified in the original EA dated April 1994 and supplemented in February 2004. These two documents can be found on the DEQ website at http://www.deq.mt.gov/ea/opencut.asp.

Public involvement and comments: The availability of this EA was advertised in the Missoulian newspaper on January 21 and 22, 2008 and in the Seeley Swan Pathfinder, a local weekly newspaper circulated in the area, on January 24. The EA was posted on the DEQ website and comments were accepted through February 1, 2008. DEQ received comments from three parties.

Comments received were focused on disputing the operator's legal right to mine and operate facilities at this location, with respect to the Double Arrow Ranch Landowners Association's private covenants, which are alleged to prohibit this operation of the Richards Development Company. DEQ is not a party to the private covenants on the land at issue and has no standing to enforce them. In addition, covenants may be waived or otherwise rendered unenforceable under certain situations, and DEQ does not have the authority to investigate and make an independent evaluation of the legality and enforceability of private covenants. If someone with authority to enforce the covenants were to take the matter to court and obtain a final judgment holding that one or more private covenants effectively bar(s) this opencut operation in part or in full, the Department would then be obligated to act accordingly.

The comments included the assumption that the concrete and asphalt plants that Richards Development Company operates on the property are included in the mining permit. That was true until February 2004, at which time DEQ released these facilities from the permit area as reclaimed commercial area.

Prepared by: Rod Samdahl and Neil Harrington



ENVIRONMENTAL ASSESSMENT

PROPONENT: Richards Development Company						
PROJECT NAME: Opencut Gravel Mining – Richards Pit (Seeley Lake) Site						
LOCATION: S½ NE	1/4 Section 14, T16N, R15W	COUNTY:	Missoula			
PERSON PREPARING	EA: Rod Samdahl		1			
E.A. COMPLETED:	2/9/04					
	(Date)					

TYPE AND PURPOSE OF ACTION:

The applicant proposes to provide a new map, move his mining area easterly, delete some reclaimed area, change the completion date, expand the Opencut Mining permit to include some of the old Small Miner's Exclusion area, set a new bond amount and continue the plan to mine as outlined in the August, 2000 Cutslope Study prepared by Armstrong & Associates. The site would remain 12.0 acres in size, the total volume to be mined would be 1.5 Mcy, and would be reclaimed by December, 2030. The original Environmental Assessment was done in April, 1994.

				,	POTE	NTIAL IMPACTS
	A	В	С	LONG TERM	SHORT TERM	AMPLIFICATION
PHYSICAL ENVIRONMENT						
1. TOPOGRAPHY			х	:		
2. GEOLOGY; Stability			х			
3. <u>SOILS;</u> Quality, Distribution	x			X		Soils will be stripped and saved, and replaced only on the transition slopes after mining is finished.
WATER; Quality, Quantity; Distribution			х			
5. AIR; Quality			х	х	4	Some deterioration of air quality will occur.
6. UNIQUE, ENDANGERED, FRAGILE, or LIMITED environmental resources			х			
BIOLOGICAL ENVIRONMENT			•			•
TERRESTRIAL, AVIAN, and AQUATIC; species and habitats			х	х		Wildlife will be displaced.
VEGETATION; Quantity, quality, species	x			x		The site will remain as an open rock face except on the sides where topsoil and vegetation will be replaced.
 AGRICULTURE; grazing, crops, production 	x			х		Timber production will cease following reclamation.
					POTE	NTIAL IMPACTS

	Α	В	С	LONG TERM	SHORT	AMPLIFICATION
HUMAN ENVIRONMENT				1 22221		
SOCIAL, structures and mores			х			Locals have seen this plan in operation for several years, this amendment doesn't change the plan.
2. CULTURAL; Uniqueness, diversity			x			
POPULATION; quantity and diversity			х			
HOUSING; quantity and distribution			х			
5. HUMAN HEALTH & SAFETY			х			
6. COMMUNITY & PERSONAL INCOME			х			
 EMPLOYMENT; quantity and distribution 			х			
TAX BASE; local and state tax revenue			x			
GOVERNMENT SERVICES; demand			х			
10. INDUSTRIAL, COMMERCIAL and AGRICULTURAL activities	-		x			,
11. <u>HISTORICAL AND</u> ARCHAEOLOGICAL			х			
12. AESTHETICS			х			No change in existing plan.
13. ENVIRONMENTAL PLANS and GOALS; local and regional			х		,	
14. <u>DEMANDS</u> on <u>ENVIRON-</u> <u>MENTAL RESOURCES</u> of land, water, air and energy			x			
15. TRANSPORTATION; networks and traffic flows			х			
A: Significant Unavoidable Impacts. B: Ins	gnifica	nt as a r	esult of	conditione	d mitigation	. C: Insignificant as proposed.
ALTERNATIVES CONSIDERED:	Denial					
PUBLIC INVOLVEMENT: None						
OTHER GROUPS OR AGENCIES CONT.	ACTE	OR W	нісн м	IAY HAV	E OVERLA	PPING JURISDICTION: None
REGULATORY IMPACT ON PRIVATE I	PROPE	RTY: _	None			
RECOMMENDATION FOR FURTHER E () EIS() MORE DETAILED					ER ANALY	SIS
INDIVIDUALS OR GROUPS CONTRIBU	TING					
Approved By (Signature)					Date	2-9-04

PROPERTY DES	CRIPTION: _	SW1/4NE1/4, Sec.14, T 16 N, R 15 W, Missoula	County		
COMPANY NAMI	E: Richards Developme Company	ent			
DATE:	2/9/04	PREPARED BY: Jerry Burke			

PRIVATE PROPERTY ASSESSMENT ACT CHECKLIST

DOES THE PROPOSED AGENCY ACTION HAVE TAKINGS IMPLICATIONS UNDER THE PRIVATE ASSESSMENT ACT?

YES	NO	,
\boxtimes	П	Does the action pertain to land or water management or environmental
		regulation affecting private real property or water rights?
	\boxtimes	2. Does the action result in either a permanent or indefinite physical occupation
		of private property?
	\boxtimes	Does the action deprive the owner of all economically viable uses of the
⊔		property?
	\boxtimes	4. Does the action deny a fundamental attribute of ownership?
		5. Does the action require a property owner to dedicate a portion of property or
		to grant an easement? (If answer is NO, skip questions 5a and 5b and continue
		with question 6.)
		5a. Is there a reasonable, specific connection between the government
		requirement and legitimate state interests?
		5b. Is the government requirement roughly proportional to the impact of the
		proposed use of the property?
		6. Does the action have a severe impact on the value of the property?
		7. Does the action damage the property by causing some physical disturbance
	\boxtimes	with respect to the property in excess of that sustained by the public generally?
		(If the answer is NO, skip questions 7a-7c)
		7a. Is the impact of government action direct, peculiar, and significant?
		7b. Has the government action resulted in the property becoming practically
		inaccessible, waterlogged, or flooded?
		7c. Has the government action diminished property values by more than 30%
		and necessitated the physical taking of adjacent property or property across a
-		public way from the property in question?

Taking or damaging implications exist if YES is checked in response to question 1 and also to any one or more of the following questions: 2, 3, 4, 6, 7a, 7b, 7c; or if NO is checked in response to questions 5a or 5b.

If taking or damaging implications exist, the agency must comply with § 5 of the Private Property Assessment Act, to include the preparation of a taking or damaging impact assessment. Normally, the preparation of an impact assessment will require consultation with agency legal staff.

Proposed Implementation Date: April 15, 1994

Proponent: John Richards

Type and Purpose of Action: The applicant proposes to amend his existing permit from 2 to 12 acres to expand the pit toward the north into a talus slope and rock outcrop. Under the planned amendment, the operator will mine and/or crush 750,000 cubic yards of gravel from a pit located 3 miles south of the town of Seeley Lake over the life of the mine.

The operation is currently under way and the operator is requesting the amended acreage as of September 15, 1994. A topsoil berm will be left to provide visual and sound barriers for the highway. The mine will leave a level bottomed commercial lot with a 60 to 70 foot rock and talus highwall when completed. The transition slopes between the flat areas and the talus and outcrop slopes will be covered with topsoil and seeded with grasses.

Location: SW4 NE4 Sec 14, T16N, R15W

County: Missoula

- N = Not present or No Impact will occur.
- Y = Impacts may occur (explain under Potential Impacts).

IMPACTS ON THE PHYSICAL ENVIRONMENT				
RESOURCE	[Y/N] POTENTIAL IMPACTS AND MITIGATION MEASURES			
GEOLOGYAND SOIL QUALITY, STABILITYAND MOISTURE: Are fragile, compactible or unstable soils present? Are there invusual geologic features? Are there special reclamation on siderations?	[Y] The proposed mine is located in a fairly narrow, confined river fault-block valley between two major mountain ranges. The deposit is composed of stratified layers of sand and gravel overlain by a layer of silty sandy loam topsoil left from retreating continental glaciers around 10,000 years ago and re-worked by the Clearwater. Tertiary sediment fills the bottom of the valley and the more recent Quaternary glacial debris forms a layer on the surface. The river sands and gravel are plastered up against talus that spills down from the outcrop above. The billion year old Precambrian rock of the Belt Series limestone and quartzite rocks surround the deposit in towering walls of the Mission Mountains to the west and the Swan Mountains to the east. The upper elevations of the mountains were dramatically sculpted by alpine glaciers. The Swan River Valley was formed as the limestone rock was tilted eastward and block faulted down the middle of the present valley. Up to ten inches of topsoil and up to four feet of overburden will be salvaged and stockpiled along the highway for a buffer to highway traffic. Local terrace slopes demonstrate reasonably good stability with native soils. Following mining, the topsoil will be replaced, disked and seeded along the transition from the pit floor to the rock wall to stabilize the soil and prevent erosion. Microbes will re-colonize the soil on the slopes. The rocky slopes cannot be reclaimed and will leave a permanently altered landscape and the pit floor will be left as a commercial			
WATER QUALITY, QUANTITYAND DISTRIBUTION: Are importantsurfaceor groundwaterresources present? is there potential for violation of ambient water quality standards, drinkingwater maximum contaminant levels, or degradation of water quality?	Fig. 19 Site. [Y] High groundwater is near the pit floor but mining will leave the floor at least three feet above the high water table. Except for fuel and lubricants in mobile tanks and equipment working in the pit, all fuel and other potential water contaminants will be stored out of the mine site. All spills will be excavated and removed immediately. The nearest surface waters are Morrell Creek and the Clearwater River whose confluence is approximately 700 feet south of the mine. The creek and river are located across Highway 83 and should not be affected by the mine.			

ASSESSED AND AND ADDRESS.
200

17. ACCESSIO AND QUALITYOF RECREATIONALAND WIL- DERNESSACTIVITIES: Are wildernessor recre- ational areas nearby or accessed through this tract? Is there recreational potential within the tract?	[Y] Access to recreational areas in the Clearwater State Forest, Lolo National Forest and private land are available through the application area. There is a recreational easement to provide access for hiking, horseback riding and snowmobiles in the winter through the permit area. This easement will be maintained in such a manner as to be passable by foot and horse traffic. The region surrounding the proposed expansion is being developed as a resort and scenic recreational area in conjunction with many of the historical uses such as logging and lumber production. Some people may regard this expansion as an eyesore that detracts from recreational or residential use of the area.
18. DENSITYAND DISTRIBUTIONDE POPULATIONAND HOUSING: Will the project add to the populationand require additional hous- ing?	[N]
SOCIAL STRUCTURESAND MORES: Is some disruption of native or traditional lifestylesor communities possible?	נאז
20. CULTURALUNIQUENESSAND DIVERSITY:Will the action cause a shift in some unique quality of the area?	[N]
21. OTHER APPROPRIATESOCIAL AND ECONOMICCIRCUM- STANCES:	[м]

22. Alternatives Considered:

No Action: Pit would not be permitted and impacts would not occur at this location. Aggregate would be hauled from a greater distance increasing fuel use, gaseous emissions and project costs.

- 23. Public Involvement, Agencies, Groups or Individuals contacted:
 State Historic Preservation Office, Montana Heritage Program, State Department of
 Transportation. The Department of State Lands conducted a public meeting at Seeley Lake
 on September 8, 1994 to discuss the proposed expansion, the MEPA compliance document, and
 to solicit comments. Written comments were accepted through September 28, 1994, and
 several were received.
- 24. Other Governmental Agencies with Jurisdiction, List of Permits Needed:
 Montana Department of Health and Environmental Science, Air Quality Bureau for Air
 Quality Permit and Water Quality Bureau for Stormwater Discharge Permit; Mine Safety and
 Health Administration for safety permit; Montana Department of Labor & Industry, Bureau of
 Safety for safety permit.
- 25. Magnitude and Significance of Potential Impacts:
 Not Applicable. A finding of significance is relevant only to the requirement to
 prepare and EIS under MEPA. However, the statutory time constraints of the Opencut Mining
 Act preclude preparation of an EIS. Therefore, no such finding is necessary here.

[X] No Further Analysis

Recommendation for Further Environmental Analysis:

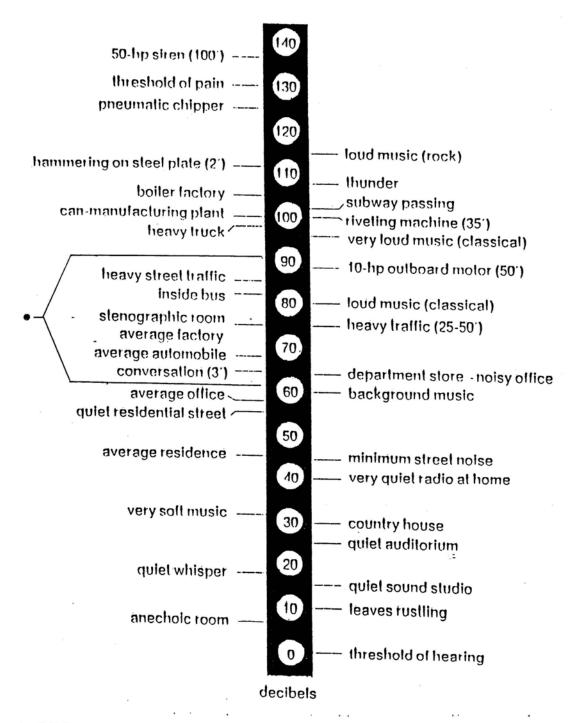
[] More Detailed EA

EA	Checklist	Prepared	By:	Rod Samdahl	Reclamation Specialist
				Name	Title
		Approved	ву:	STEVE WELCH	CHIEF, DPENEUT MINING BENEAU
				Name	Title
				Stew Nekh	10/21/24
				Signature	Date

Opencut

[] EIS

Revised, 2/25/92



● GRAVEL PIT IN FULL OPERATION MEASURED ONSITE

TABLE 1

